

1990-2000--How Progress on Oregon's Homeownership Benchmark Went Bad;



And How to Fix It.

*HUD Oregon Office
March 2002*

Table of Contents

1990-2000-How Progress on Oregon Homeownership Benchmark Went Bad; And How to fix it.

	Page
Overall Homeownership Benchmark Problems	2
1. 1990 Homeownership Rate Overstated in Progress Board Documents.	
2. Actual 2000 Homeownership Rate Significantly Lower than Progress Board Assessment.	
3. Correction of 2000 Progress Board Rating of "A" Homeownership Rate Is Required.	
Specific Minority Homeownership Benchmark Problems	2
4. Progress Board Grossly Overstates 2000 Minority Homeownership Rate.	
5. No Minority Homeownership Benchmark.	
6. State Run Homeownership Programs' Service to Minorities Not Published and Included in Progress Board Reports.	
7. Key Minority <i>First Time</i> Homebuyer Loan Data Also Not Published and Included in Progress Board Reports.	
Suggestions for Correction and Improvement	3-6
1. Issue a Corrected Homeownership Benchmark Grade.	
2. Use the Census Bureaus New American Community Survey In Lieu of the Oregon Population Survey Whenever Possible to Focus Resources and Improve the Validity of Survey Information.	
3. Insure that the Oregon Population Survey or ACS Includes Representative Minority Census Tracts and Block Groups.	
4. Adopt an aggressive statewide minority homeownership benchmark for each minority group, using the rate achieved by Asian and Pacific Islanders during the 1990s' as a benchmark.	
5. Proactively Publish Minority Statistics by County Annually for Two State Administered homebuyer programs.	
6. Proactively Publish Annual Minority First Time Homebuyer Loan Data for Oregon by County from Three Other Key government supported loan programs.	
DETAILS of the Homeownership Rate Benchmark Problems and Conclusion	7-9
1. 1990 Homeownership Rate Overstated in Progress Board Documents.	
2. Actual 2000 Homeownership Rate Significantly Lower than Progress Board Assessment.	
3. Correction of 2000 Progress Board Rating of "A" Homeownership Rate Is Required.	
4. Progress Board Report Grossly Overstates Actual 2000 Minority Homeownership Rates.	
5. No Minority Homeownership Benchmark.	
6. State Operated Homeownership Program Service to Minorities Not Published and Included in Progress Board Reports.	
7. Key Minority First Time Homebuyer Loan Data Also Not Published and Included in Progress Board Reports.	
Conclusion	
APPENDIX and Sample County Level Maps-Pgs 10-30	
Sample of Suggested Statewide and County Annual Report: FHA, Fannie Mae, and Freddie Mac Actual 2000 Loans to Minority First Time Homebuyers with County Level Maps.	

Overall Homeownership Benchmark Problems

1. 1990 Homeownership Rate Overstated in Progress Board Documents

The 1990 homeownership rate reported by the Progress Board has been misstated for several years. Instead of the Progress Board reported rate of 67% the actual homeownership rate in 1990 was 63.1%. Progress since 1990 has therefore also been misstated.

2. Actual 2000 Homeownership Rate Significantly Lower than Progress Board Assessment

Instead of the Progress Board reported 68% homeownership rate Census Bureau counts show that the Oregon homeownership rate in 2000 was 64.3%.

3. Correction of 2000 Progress Board Rating of "A" Homeownership Rate Is Required

Even using incorrect Progress Board rates for 1990 and 2000 it is difficult to understand why a 1% increase in Oregon's homeownership rate would warrant a "A". Oregon clearly lags *behind* other states in the progress being made nationally to increase homeownership. This lag, the clear problems with 1990 and 2000 Progress Board rates, and growing gaps in homeownership rates compared to whites for most minority groups (see below) all warrant correction of the 2000 Progress Board grade of "A" for the homeownership benchmark.

Specific Minority Homeownership Benchmark Problems

4. Progress Board Report Grossly Overstates 2000 Minority Homeownership Rate

The 2000 Progress Board report of minority homeownership rates in the July 2000 report, *A Summary of Changes in Oregon Benchmarks by Race and Ethnicity 1990-1998*, was grossly inaccurate--*overstating* actual minority homeownership rates by as much as 46%.

5. No Minority Homeownership Benchmark

There is NO benchmark to track minority homeownership rates at any level in the state. The absence of a benchmark may have contributed, and certainly did not help surface the growing Oregon gaps between white and key minority homeownership rates during the 1990's.

6. State Operated Homeownership Program Service to Minorities Not Published and Included in Progress Board Reports

Data from two key reduced interest rate state operated first time homebuyer programs that could provide an annual benchmark of state support for minority homebuyers problems are not published. Changes in the number of loans to minorities could serve as an early alert system as well as highlight the importance that these reduced interest rate programs have for minority populations.

7. Key Minority *First Time* Homebuyer Loan Data Also Not Published and Included in Progress Board Reports

If the number of *first time* minority homebuyer loans do not increase minority homeownership rates cannot improve. ***Because minority households grew as much as 8.2 times the rate of white household growth, tracking improvements in annual minority first time homebuyer loans is critical to improving the overall rate of homeownership in Oregon.*** Readily available annual data on minority *first time* homebuyer loans from HUD's FHA, Fannie Mae, and Freddie Mac is not being published for the public and reviewed by the state as a way of assessing housing needs and identifying and correcting adverse trends in first time minority lending activity.

Suggestions for Correction and Improvement

Overall Homeownership Benchmark Suggestions

Rather than spend inordinate time looking backward or placing blame **it is far more productive to take actions NOW that can make a difference.**

Homeownership doesn't just happen. Proactive actions and continued commitment can make a difference. *As a unified package* the suggestions below are a strong start toward reaching homeownership benchmarks, including badly needed minority homeownership benchmarks.

1. Issue a Corrected Homeownership Benchmark Grade.

To enhance the credibility of the Oregon benchmarks, the Board should reissue a corrected homeownership rate benchmark grade for 2000 explaining the problems with the 1990 benchmark, the availability of new 2000 census data, and a candid comparison to progress and homeownership rates in other states.

Assigning future grades should be directly related to the progress Oregon makes:

1. To catch up to the national rate of homeownership,
2. Relative to other states.
3. In reducing the gap between white and minority homeownership rates.

2. Use the Census Bureaus New American Community Survey In Lieu of the Oregon Population Survey Whenever Possible to Focus Resources and Improve the Validity of Survey Information.

To increase the reliability of the Oregon Population Survey refocus on only those areas where data is not available elsewhere.

In 2003, Census Bureau plans are to implement the American Community Survey (ACS) in every county of the United States with an annual sample of three million housing units. Once the survey is in full operation in 2004, American Community Survey data will be available every year for areas and population groups of 65,000 or more. [Note: Multnomah County has been participating in ACS since 1996].

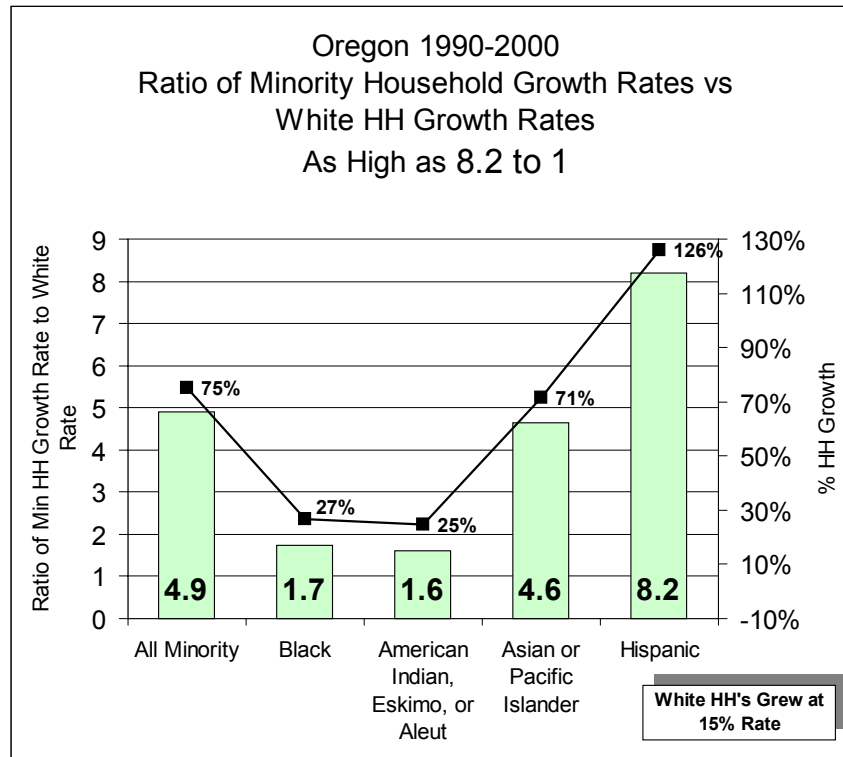
The Board might immediately conduct a careful review of the data now collected by the population survey and identify benchmark data that can be replaced by ACS data. In 2003 the Oregon population survey can be refocused to exclude ACS items and improved sampling of the items remaining.

Minority Homeownership Benchmark Suggestions

3. Adopt an aggressive statewide minority homeownership benchmark for each minority group, using the rate achieved by Asian and Pacific Islanders during the 1990s' as a reference point for the improvements that are possible.

Homeownership is essential for wealth building and family self-sufficiency. National studies indicate that Hispanics and African Americans have 1/7th the net worth of white families. A recent HUD study of four metro counties in Portland metro area indicates that **36,000 additional minority homeowners could generate \$3.5 BILLION in family assets for self-sufficiency.** (This report can be downloaded at www.hud.gov/local/por).

Paying attention to minority first time homebuyers contributes to improvements in the overall homeownership rate because as the graph below shows **the rate of minority household growth was as much as 8.2 times the rate for white households during the 1990's.**



The absence of an Oregon minority homeownership benchmark may have contributed, and certainly did not help identify the growing gaps between white and minority homeownership rates during the 1990's. As the table below shows **Asian and Pacific Islanders cut the gap with the white homeownership rates by 38%** during the 1990's, increasing their homeownership rate from 47% to 54%.

Growing Gaps Between White and 3 of 4 Minority Groups in Oregon During the 1990's		
	Change in Gap with White HO Rate 1990-2000	New Gap With White HO Rate, 2000
Am Indian, Alaska Native	+4%	37%
African American	+8%	77%
Asian Pac Islander	-38%	22%
Hispanic	+18%	80%

The progress board should review the data and develop a benchmark homeownership rate improvement by *minority group* that uses that rate of progress as a reference and **seeks to reach by 2010 for all other minority groups at least the 54% homeownership rate achieved by Asian and Pacific Islanders during the 1990's**. (For more information on gaps including local information, the Oregon HUD office published studies in 2000, *The State of Hispanic homeownership* and *The State of African American Homeownership in Oregon*. They can be downloaded at www.hud.gov/local/por),

4. Insure that the Oregon Population Survey or ACS Includes Census Tracts and Block Groups that Were Representative of the Minority Population In the 2000 Census

2000 Census minority household information is already available down to the block group level. To increase the accuracy of all minority information insure that the survey includes a representative set of these block groups, unless a review of ACS indicates that it will be valid for both overall and minority homeownership rate benchmarking.

groups, unless a review of ACS indicates that it will be valid for both overall and minority homeownership rate benchmarking.

5. Proactively Publish Minority Statistics by County Annually for Two State Administered homebuyer programs which are key sources of minority *first time* homebuyer loans that are essential to raising overall minority homeownership rates.

At the end of each fiscal year the Oregon Housing and Community Service Agency and the Oregon Veterans Affairs Department should publish to the public and provide a report to the Progress Board by county of the number loans made, the number of first time homebuyer loans, and the number of first time homebuyer loans by minority subgroup during the prior fiscal or calendar year.

Because these programs use reduced interest rate financing their use by minorities is a key measure of how effectively *state run programs* are serving minority communities. If as anticipated, high levels of accomplishment occur this is a way to showcase the benefit of these state run programs. Conversely, if service to minorities is low or declining, corrective action through improved outreach and marketing should occur so that state operated homeownership programs do not contribute to lagging minority homeownership rates. (This data should also be used by the state in its annual assessment of housing needs as part of the HUD required consolidated plan that steers the expenditure of more than \$20 million in HUD CDBG and HOME funds annually).

6. Proactively Publish Annual Minority First Time Homebuyer Loan Data for Oregon by County from Key Sources

An often overlooked fact is that *overall minority homeownership rates cannot improve if the number of **first time homebuyer loans** to minorities does not increase*. Because the rate of minority household growth is as much as 8.2 the rate of whites ([see table above](#)), greater focus on minority homeownership is more important than ever if the goal is to increase the overall rate of homeownership in Oregon.

Readily available annual data on minority first time homebuyer loans from HUD's FHA, Fannie Mae, and Freddie Mac is not being reviewed and published by the state. (These agencies made or purchased more than 337,000 Oregon loans from 1997-2000).

The Progress Board should publish data by county at the end of each fiscal or calendar year showing the number of minority *first time* homebuyer loans by county from HUD's FHA, Fannie Mae, and Freddie Mac.

Sample of Formats for Reporting

The *table on the next page* on loans made from 1997-2000 shows how a review of the *state level data* could have highlighted important minority lending trends for greater attention.

The *appendix to this document* using actual 2000 data shows how *county level data* can be tracked, including an important "Loans per 1,000 " category that will allow comparisons over time even as overall numbers of loans vary from year to year.

If a review of first time minority home loan data indicates that service to minorities is low or declining, proactive state action through dialogue with those lending sources should occur so that these government supported programs are not a cause of lagging minority homeownership rates in Oregon.

(This data should also be used by the state in assessing housing needs as part of the HUD required consolidated plan that steers the state decisions on the expenditure of more than \$20 Million in HUD CDBG and HOME funds annually).

Data Corrections or Questions:

If you note any incorrect data or have any questions about this report, please email to Tom_Cusack@hud.gov

1997-2000 Oregon
Service to African American and Hispanic First Time Homebuyers
FHA, Fannie Mae, and Freddie Mac

All Loans

Agency	97	98	99	2000	Chg 1997-2000
HUD's FHA	7,491	7,555	10,067	8,513	14%
Fannie Mae	29,929	59,392	42,711	33,628	12%
Freddie Mac	25,097	51,369	39,302	21,788	-13%
All	62,517	118,316	92,080	63,929	2%

Number of Loans to African American First Time Homebuyers

Agency	1997	1998	1999	2000	Chg 1997-2000
HUD's FHA	74	74	110	108	46%
Fannie Mae	49	51	29	31	-37%
Freddie Mac	25	17	15	22	-12%
3 Source Total	148	142	154	161	9%

African American FTHB Rate Per 1,000 Loans

HUD's FHA	9.9	9.8	10.9	12.7	28%
Fannie Mae	1.6	0.9	0.7	0.9	-44%
Freddie Mac	1.0	0.3	0.4	1.0	1%
3 Source Total	2.4	1.2	1.7	2.5	6%

Number of Loans to Hispanic First Time Homebuyers

Agency	1997	1998	1999	2000	Chg 1997-2000
HUD's FHA	550	581	871	1,109	102%
Fannie Mae	151	184	137	117	-23%
Freddie Mac	77	70	80	87	13%
Total	778	835	1,088	1,313	69%

Hispanic FTHB Rate Per 1,000 Loans

HUD's FHA	73.4	76.9	86.5	130.3	77%
Fannie Mae	5.0	3.1	3.2	3.5	-31%
Freddie Mac	3.1	1.4	2.0	4.0	30%
3 Source Total	12.4	7.1	11.8	20.5	65%

Market Share Changes

African American FTHB Market Share

Agency	1997	1998	1999	2000	Chg 1997-2000
HUD's FHA	50%	52%	71%	67%	34%
Fannie Mae	33%	36%	19%	19%	-42%
Freddie Mac	17%	12%	10%	14%	-19%

Hispanic FTHB Market Share

Agency	1997	1998	1999	2000	Chg 1997-2000
HUD's FHA	71%	70%	80%	84%	19%
Fannie Mae	19%	22%	13%	9%	-54%
Freddie Mac	10%	8%	7%	7%	-33%

Details of the Homeownership Rate Benchmark Problems

1. 1990 Homeownership Rate Overstated

Instead of the Progress Board reported 1990 homeownership rate of 67% the official homeownership rate from the U. S. Census rate for Oregon in 1990 was 63.1%. This inexplicable error affects all progress assessments for this benchmark.

2. 2000 Actual Homeownership Rate Significantly Different than Progress Board Assessment.

Because the 2000 census data on homeownership was not released at the time of the Progress Board estimate, it is more understandable that there would be some variance. Perhaps the gross distortion of minority homeownership rates (see below) contributed to the problem. Nonetheless, an error of nearly 6% (68%/ 64.3%=5.8%) when the goal itself called for a 1% increase in homeownership rates clearly calls into question the validity of the survey.

3. Correction of 2000's Grade of "A" on Homeownership Progress is Warranted

Oregon continues to lag behind other states in the progress being made nationally to increase homeownership. The initial misstatement of the homeownership rate in 1990, the overstatement of the actual 2000 homeownership rate, and comparisons to progress in national homeownership rates, all warrant reassessment and correction of the 2000 Progress Board grade of "A" for the homeownership benchmark.

This table below shows the change in homeownership rates nationally and for Oregon since 1980. The Oregon rate compared to the national homeownership rate has reversed since 1980, when the Oregon homeownership rate was HIGHER than the national rate. From 1990 to 2000 erosion continued, moving Oregon from 1.7% behind to 2.9% behind the national rate. As a result of this growing gap, Oregon's homeownership rate **now ranks 41st** in the country. **Over a 50-year period Oregon has the LOWEST increase in homeownership rate of ANY state in the county**, dropping from ranking 7th highest in 1950 and 1960 to 30th ranking in 1970 and 1980, to 40th in 1990, and 41st. in 2000.

1980-2000 Oregon Vs. National HO Rates -Oregon Moved from 1.1% Ahead of the National Avg. to 2.9% Below			
	Homeownership Rates		
Area	1980	1990	2000
Oregon	65.1	63.1	64.3
National	64.4	64.2	66.2
Oregon vs. National	+1.1%	-1.7%	-2.9%
Oregon Rank	30th	40th	41st

If Oregon had simply reached the national homeownership rate for 2000 there would have been more than 10,000 additional Oregon homeowners in 2000. Applying HUD estimates from the Portland metro study (referred to previously above) would mean that these 10,000 potential homebuyers could have lost \$1 billion in additional family assets because of Oregon's failure to achieve the national homeownership rate.

10,000 potential Oregon homebuyers could have lost \$1 billion in family assets because of Oregon's failure to achieve the national homeownership rate in 2000.

4. Gross Overstatement in Progress Board Report of 2000 Minority Homeownership Rates

A Summary of Changes in Oregon Benchmarks by Race and Ethnicity 1990-1998 was issued by the Progress Board in July 2000 and said this about minority homeownership in Oregon:

On page 2:

"African-Americans continue to be the least likely to own their own homes in Oregon. **Fifty-two** percent of African-Americans in the state were homeowners in 1998, compared to 72 percent of Whites, the highest rate. Overall, the state has achieved its benchmark goal of 68 percent home ownership."

On page 12:

"In 1996, only 54 percent of Hispanic adults owned their homes, whereas in 1998, **59 percent** were homeowners. The rate for African-Americans increased from 49 percent to 52 percent over the same time period. "

As 2000 Census data shows, these statements GROSSLY OVERSTATED the actual homeownership rate of these groups:

- Instead of the reported 52% **African American** homeownership rate the actual 2000 rate was 37.4%, an **overstatement** of the actual African American homeownership rate of **39%**.
- Instead of the reported 59% **Hispanic** homeownership rate the actual 2000 rate was 37%, an **overstatement** of the actual Hispanic homeownership rate by **46%**.

While the use of 1998 and 2000 data could account for a minor part of this difference the gross nature of these differences could cause some to call into question ALL other minority Progress Board measures that used similar sampling techniques.

5. Minority homeownership rates are not included in the Oregon Benchmarks.

This absence of a state minority homeownership benchmark may have contributed, and certainly did not help solve **growing gaps** between white and minority homeownership rates during the 1990's. Hispanic gaps GREW by 18%, African Americans by 8%, and American and Alaska Natives by 4%.

Growing Gaps Between White and 3 of 4 Minority Groups in Oregon During the 1990's		
	Change in Gap with White HO Rate 1990-2000	New Gap With White HO Rate, 2000
Am Indian, Alaska Native	+4%	37%
African American	+8%	77%
Asian Pac Islander	-38%	22%
Hispanic	+18%	80%

6. State Operated Homeownership Program Service to Minorities Not Published and Included in Progress Board Reports

Both the Department of Veterans Affairs and the Department of Housing and Community Services offer state run bond financed loan programs that are ideally suited to serve lower income and first time homebuyers. It is estimated that as many of 2,000 of these loans are made annually.

The data on service to minorities by these key programs is not published for use by the public or the Progress Board. With fewer than 300 Hispanic and African American first time homebuyer loans purchased statewide in 2000 by Fannie Mae and Freddie Mac combined, this data on state run programs would provide an important addition to the data on other government supported programs suggested for publication in suggestion 7 below.

If as anticipated, high levels of accomplishment occur this is a way to showcase the benefit of these state run programs. Conversely, if service to minorities is low or declining, corrective action through improved outreach and marketing should occur so that state operated homeownership programs do not contribute to lagging minority homeownership rates.

7. Key Minority *First Time* Homebuyer Loan Data Also Not Published and Included in Progress Board Reports

The chart included in the [Suggestions section above](#) provides details of 337,000 Oregon loans from Fannie Mae, Freddie Mac, and HUD's FHA from 1997-2000.

[A sample of a format for a state and county level report of data that tracks and compares achievement in reaching minority first time homebuyers, using actual 2000 data, is attached to this report].

Other than the state programs above, the data from these three agencies are the only three known sources of *first time* homebuyer data, including minority first time homebuyer data.

The Fannie Mae and Freddie Mac data are available for purchase from HUD annually as part of an official statutorily mandated public use database. Go to <http://www.huduser.org/datasets/gse/gse2000.html> to find an order form to purchase the national GSE data (currently \$25 for a national CD-ROM which contains data on more than three million single family loans down to the census tract level). HUD's FHA data can be obtained by request from the Oregon HUD office.

Conclusion:

The development of benchmarks has contributed to **Oregon's well- deserved national reputation for innovation**. To retain credibility as well as that reputation for innovation we need to be honest and clear in our assessment of progress by focusing more carefully on the details of progress.

It is in those details where the assessment of Oregon homeownership benchmark has failed. An incorrect assessment of data created a false sense of progress when :

1. Our progress was less than national homeownership progress,
2. Our national state homeownership rate ranking continued to decline,
3. Our homeownership gaps for key minority groups increased and not decreased during the 1990's.
4. We did not take the ***minimal step of publishing for the public and for Progress Board review*** readily accessible data on first time homebuyer loans, especially minority first time homebuyer loans from state run programs, as well as HUD's FHA, Fannie Mae, and Freddie Mac.

The suggestions offered in this paper are the most complete and accurate assessment of the actual and relative progress of homeownership in Oregon to date. The data and suggestions are not intended to cast blame. They ARE intended to establish goals for progress to insure that another decade is not lost before improvements are made, to demonstrate a real commitment to self sufficiency, and to recognize that overall homeownership growth depends heavily on improvements in minority communities that are the fastest growing segments of our population and who now have the lowest homeownership rates.

Data Corrections or Questions:

If you note any incorrect data or have any questions about this report, please email to Tom_Cusack@hud.gov

Appendix

Sample Annual Report by County Loans and Minority First Time Homebuyer Loans Using Actual 2000 Data for Fannie Mae, Freddie Mac, and HUD's FHA

1. “Minority First Time Homebuyer Loans Per 1,000”, permitting:
 - a. Comparisons over time even when the number of loans fluctuate annually.
 - b. Comparison of the efficiency in reaching minority first time homebuyers.

2. Number of Loans, Including Minority FTHB loans.

Sample Annual Report Format
With Actual 2000 Oregon Loans and Loans Per 1,000 From
Fannie Mae, Freddie Mac, and HUD's FHA

Sample Format --Actual 2000 Oregon Fannie Mae, Freddie Mac, and FHA Loans Made or Purchased With Loans Per 1,000 Data Also																
County Name	County FIPS	FANNIE All Minority FTHB Loans Per 1,000	FREDDIE All Minority FTHB Loans Per 1,000	FHA All Minority FTHB Loans Per 1,000	FANNIE Hispanic FTHB Loans Per 1,000	FREDDIE Hispanic FTHB Loans Per 1,000	FHA Hispanic FTHB Loans Per 1,000	FANNIE Af. Amer. FTHB Loans Per 1,000	FREDDIE Af. Amer. FTHB Loans Per 1,000	FHA Af. Amer. FTHB Loans Per 1,000	FANNIE Am Indian FTHB Loans Per 1,000	FREDDIE Am Indian FTHB Loans Per 1,000	FHA Am Indian FTHB Loans Per 1,000	FANNIE Asian Pac Is. FTHB Loans Per 1,000	FREDDIE Asian Pac Is. FTHB Loans Per 1,000	FHA Asian Pac Is. FTHB Loans Per 1,000
TOTAL		10	14	165	3	4	130	1	1	13	1	1	7	5	8	15
BAKER	41001	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
BENTON	41003	11	22	105	2	10	105	2	-	-	2	2	-	6	10	-
CLACKAMAS	41005	9	12	95	2	1	71	1	-	8	1	2	1	6	10	15
CLATSOP	41007	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
COLUMBIA	41009	5	3	47	5	3	16	-	-	-	-	-	31	-	-	-
COOS	41011	6	4	43	-	-	29	-	-	14	6	4	-	-	-	-
CROOK	41013	6	-	33	6	-	33	-	-	-	-	-	-	-	-	-
CURRY	41015	7	-	-	-	-	-	-	-	-	-	-	-	7	-	-
DESCHUTES	41017	2	1	36	1	-	36	-	-	-	1	1	-	-	1	-
DOUGLAS	41019	2	2	76	2	-	43	-	-	11	-	2	22	-	-	-
GILLIAM	41021	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
GRANT	41023	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
HARNEY	41025	36	-	-	-	-	-	-	-	-	-	-	-	36	-	-
HOOD RIVER	41027	11	18	273	11	18	182	-	-	-	-	-	-	-	-	-
JACKSON	41029	7	4	114	5	4	103	-	-	5	1	-	8	0	-	3
JEFFERSON	41031	15	24	240	15	24	240	-	-	-	-	-	-	-	-	-
JOSEPHINE	41033	2	6	25	2	6	25	-	-	-	-	-	-	-	-	-
KLAMATH	41035	17	4	71	7	4	44	-	-	9	2	-	18	7	-	-
LAKE	41037	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
LANE	41039	8	7	68	4	2	55	1	1	6	1	0	3	3	3	4
LINCOLN	41041	-	5	-	-	-	-	-	-	-	-	3	-	-	3	-
LINN	41043	-	8	57	-	4	51	-	-	-	-	-	6	-	4	-
MALHEUR	41045	8	24	239	8	24	217	-	-	-	-	-	22	-	-	-
MARION	41047	13	14	336	8	12	297	1	-	9	1	-	14	3	3	16
MORROW	41049	-	35	231	-	35	231	-	-	-	-	-	-	-	-	-
MULTNOMAH	41051	12	17	182	3	3	121	2	3	30	1	0	6	6	11	25
POLK	41053	2	-	206	-	-	167	-	-	-	2	-	29	-	-	10
SHERMAN	41055	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
TILLAMOOK	41057	6	-	-	6	-	-	-	-	-	-	-	-	-	-	-
UMATILLA	41059	21	17	149	21	14	143	-	-	-	-	3	-	-	-	6
UNION	41061	10	-	20	-	-	-	-	-	-	10	-	20	-	-	-
WALLOWA	41063	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
WASCO	41065	19	10	229	19	10	208	-	-	-	-	-	21	-	-	-
WASHINGTON	41067	19	37	209	3	6	171	2	2	10	0	-	4	13	28	24
WHEELER	41069	-	#DIV/0!	#DIV/0!	-	#DIV/0!	#DIV/0!	-	#DIV/0!	#DIV/0!	-	#DIV/0!	#DIV/0!	-	#DIV/0!	#DIV/0!
YAMHILL	41071	11	7	178	6	5	150	-	-	-	2	-	28	4	-	-
Unknown		#DIV/0!	16	#DIV/0!	#DIV/0!	8	#DIV/0!	#DIV/0!	-	#DIV/0!	#DIV/0!	8	#DIV/0!	#DIV/0!	-	#DIV/0!

Sample Annual Report Format
With Actual 2000 Oregon Loans and Loans Per 1,000 From
Fannie Mae, Freddie Mac, and HUD's FHA

	Sample Format --Actual 2000 Oregon Fannie Mae, Freddie Mac, and FHA Loans Made or Purchased With Loans Per 1,000 Data Also																				
County Name	FANNIE All Loans	FREDDIE All Loans	FHA ALL Loans	FANNIE All Minority FTHB	FREDDIE All Minority FTHB	FHA All Minority FTHB	FANNIE Hispanic FTHB	FREDDIE Hispanic FTHB	FHA Hispanic FTHB	FANNIE African Am. FTHB	FREDDIE African Am. FTHB	FHA African Am. FTHB	FANNIE Am Indian FTHB	FREDDIE Am Indian FTHB	FHA Am Indian FTHB	FANNIE Asian Pac Is. FTHB	FREDDIE Asian Pac Is. FTHB	FHA Asian Pac Is. FTHB	FANNIE All FTHB's	FREDDIE All FTHB's	FHA All FTHB's
TOTAL	33,628	21,788	8,513	338	306	1,406	117	87	1,109	31	22	108	25	15	61	165	182	128	4,370	3,137	6,590
BAKER	56	56	21	-	-														4	8	13
BENTON	639	401	38	7	9	4	1	4	4	1			1	1		4	4		115	66	31
CLACKAMAS	3,518	2,415	799	32	30	76	8	3	57	2		6	2	4	1	20	23	12	370	283	570
CLATSOP	414	267	20	-	-	-													11	22	11
COLUMBIA	383	295	128	2	1	6	2	1	2						4				33	29	103
COOS	349	247	69	2	1	3			2			1	2	1					31	35	53
CROOK	166	115	30	1	-	1	1		1										18	15	24
CURRY	148	124	10	1	-	-										1			11	18	5
DESCHUTES	2,303	1,578	252	5	2	9	3		9				2	1			1		262	166	196
DOUGLAS	540	516	92	1	1	7	1		4			1		1	2				87	66	71
GILLIAM	5	8	4	-	-	-													2		3
GRANT	18	8	1	-	-	-													2	1	
HARNEY	28	29	4	1	-	-										1			7		4
HOOD RIVER	186	109	22	2	2	6	2	2	4										35	11	15
JACKSON	2,100	1,136	368	14	5	42	10	5	38			2	3		3	1		1	255	117	285
JEFFERSON	136	125	25	2	3	6	2	3	6										17	15	21
JOSEPHINE	587	484	80	1	3	2	1	3	2										82	55	63
KLAMATH	410	262	113	7	1	8	3	1	5			1	1		2	3			67	36	81
LAKE	31	37	4	-	-	-													4	6	1
LANE	3,038	2,082	722	25	14	49	11	4	40	4	3	4	2	1	2	8	6	3	429	241	579
LINCOLN	464	365	20	-	2	-								1			1		32	29	14
LINN	875	493	176	-	4	10		2	9						1		2		98	68	143
MALHEUR	126	83	46	1	2	11	1	2	10						1				18	14	33
MARION	2,595	1,174	926	33	17	311	21	14	275	2		8	2		13	8	3	15	298	135	775
MORROW	47	57	26	-	2	6		2	6										12	9	19
MULTNOMAH	7,127	4,376	2,310	84	74	421	19	11	280	14	11	69	5	2	14	46	50	58	970	809	1,791
POLK	563	335	102	1	-	21			17				1		3		1		72	25	83
SHERMAN	6	3	2	-	-	-														2	2
TILLAMOOK	342	171	28	2	-	-	2												31	12	23
UMATILLA	289	359	161	6	6	24	6	5	23					1			1		46	55	105
UNION	96	119	49	1	-	1							1		1				9	15	32
WALLOWA	52	40	2	-	-	-													4	2	2
WASCO	160	97	48	3	1	11	3	1	10						1				16	17	34
WASHINGTON	5,286	3,296	1,568	98	121	327	17	21	268	8	8	16	2		6	71	92	37	848	703	1,208
WHEELER	5			-	-	-															
YAMHILL	540	402	247	6	3	44	3	2	37				1	1	7	2			74	39	197
Unknown		124			2	-		1			-			1						13	

Sample County Level Maps, Actual 2000 Data

1990-2000--How Progress on Oregon's Homeownership Benchmark Went Bad and How to Fix It

Hispanic Homeownership Rates, Gaps, and First Time Homebuyer Loans (FTHB) .

Hispanic Homeownership Rates

Hispanic Homeownership Gaps

Fannie Mae Hispanic FTHB Loans Per 1,000 Loans.

Freddie Mac Hispanic FTHB Loans Per 1,000 Loans.

FHA Hispanic FTHB Loans Per 1,000 Loans.

Fannie Mae Hispanic FTHB Loans.

Freddie Mac Hispanic FTHB Loans.

FHA Hispanic FTHB Loans.

African American Homeownership Rates, Gaps, and First Time Homebuyer Loans (FTHB) .

African American Homeownership Rates.

African American Homeownership Gaps.

Fannie Mae African American FTHB Loans Per 1,000 Loans.

Freddie Mac African American FTHB Loans Per 1,000 Loans

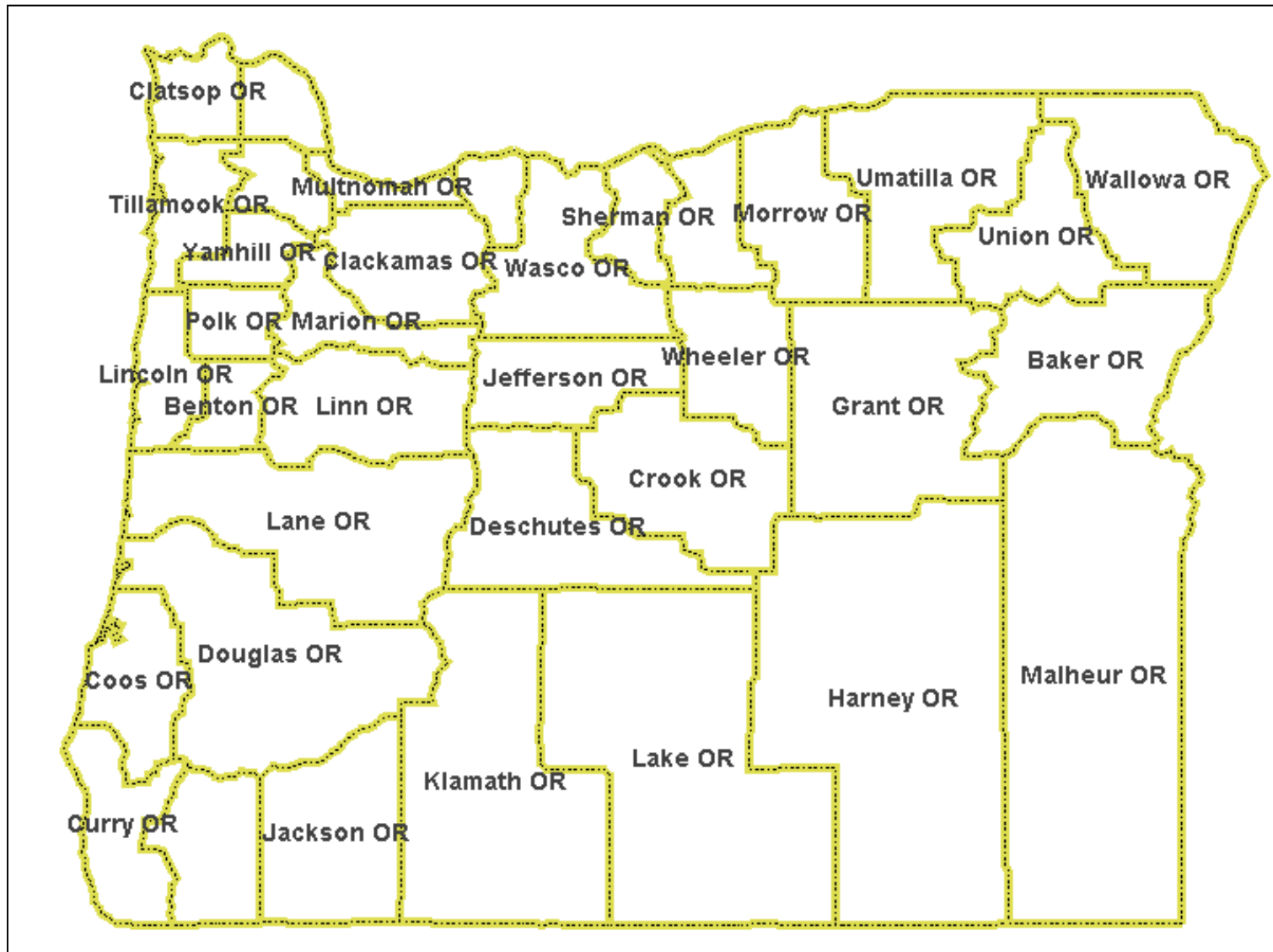
FHA African American FTHB Loans Per 1,000 Loans.

Fannie Mae African American FTHB Loans.

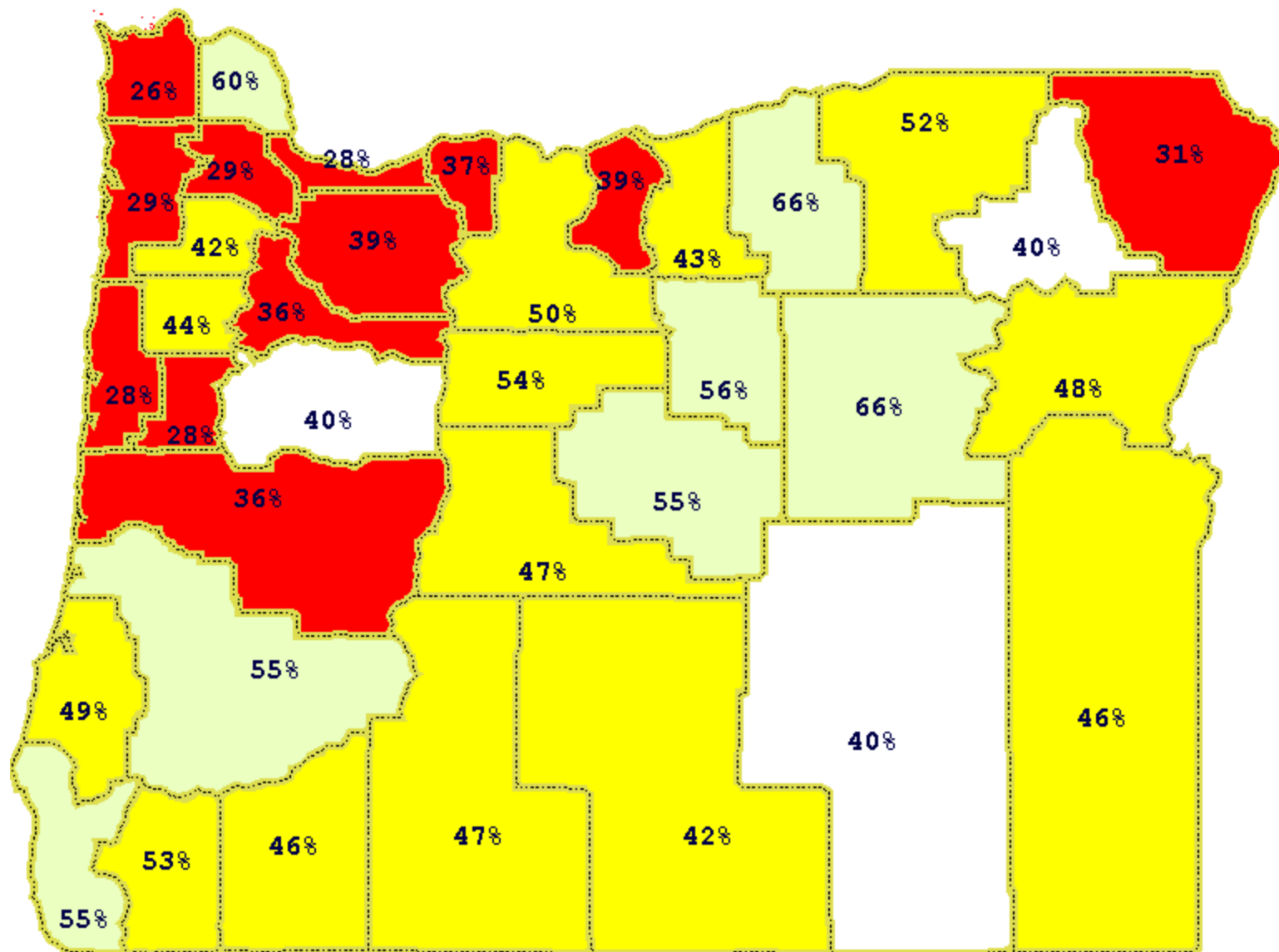
Freddie Mac African American FTHB Loans.

FHA African American FTHB Loans.

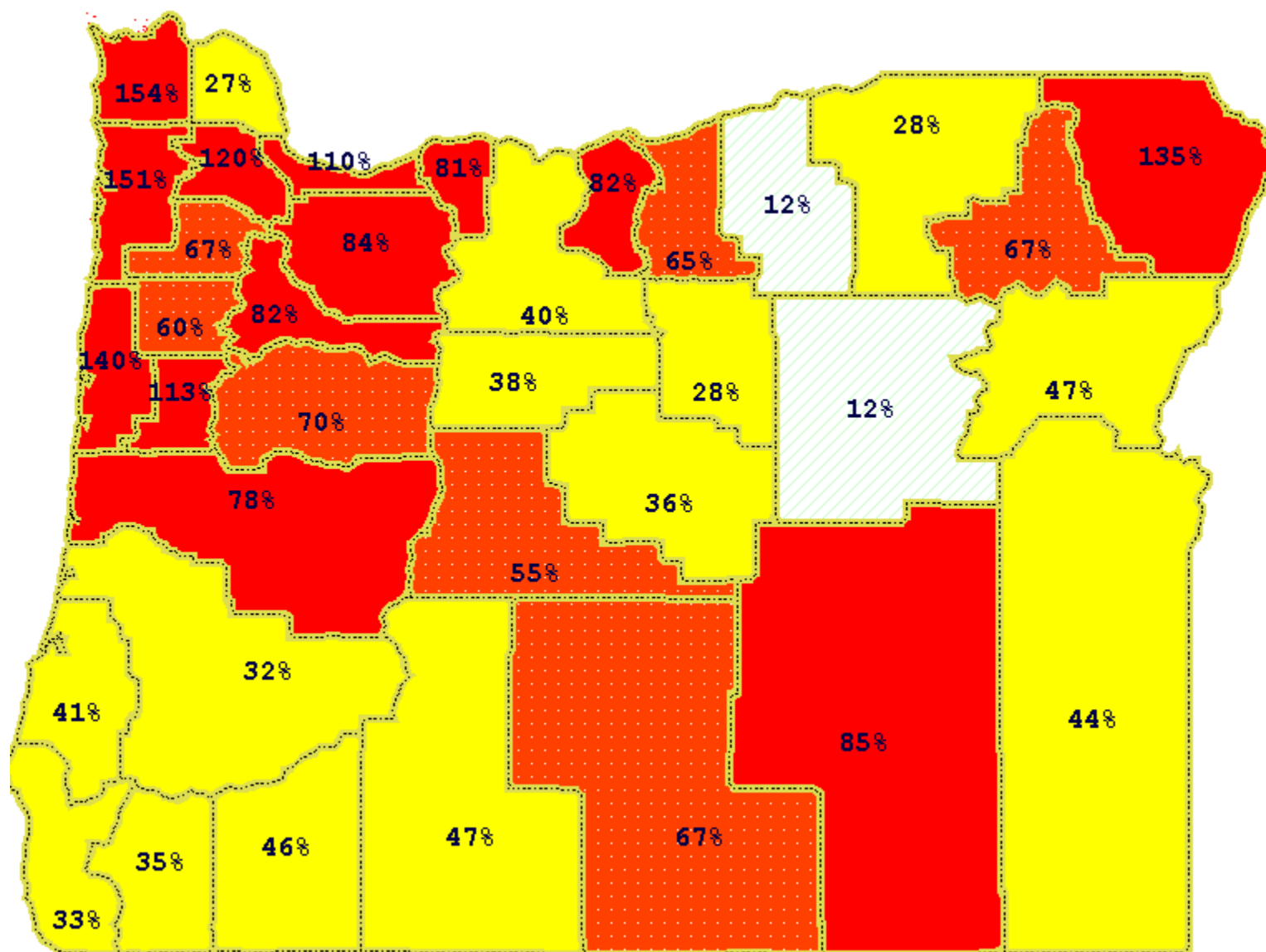
Oregon Counties



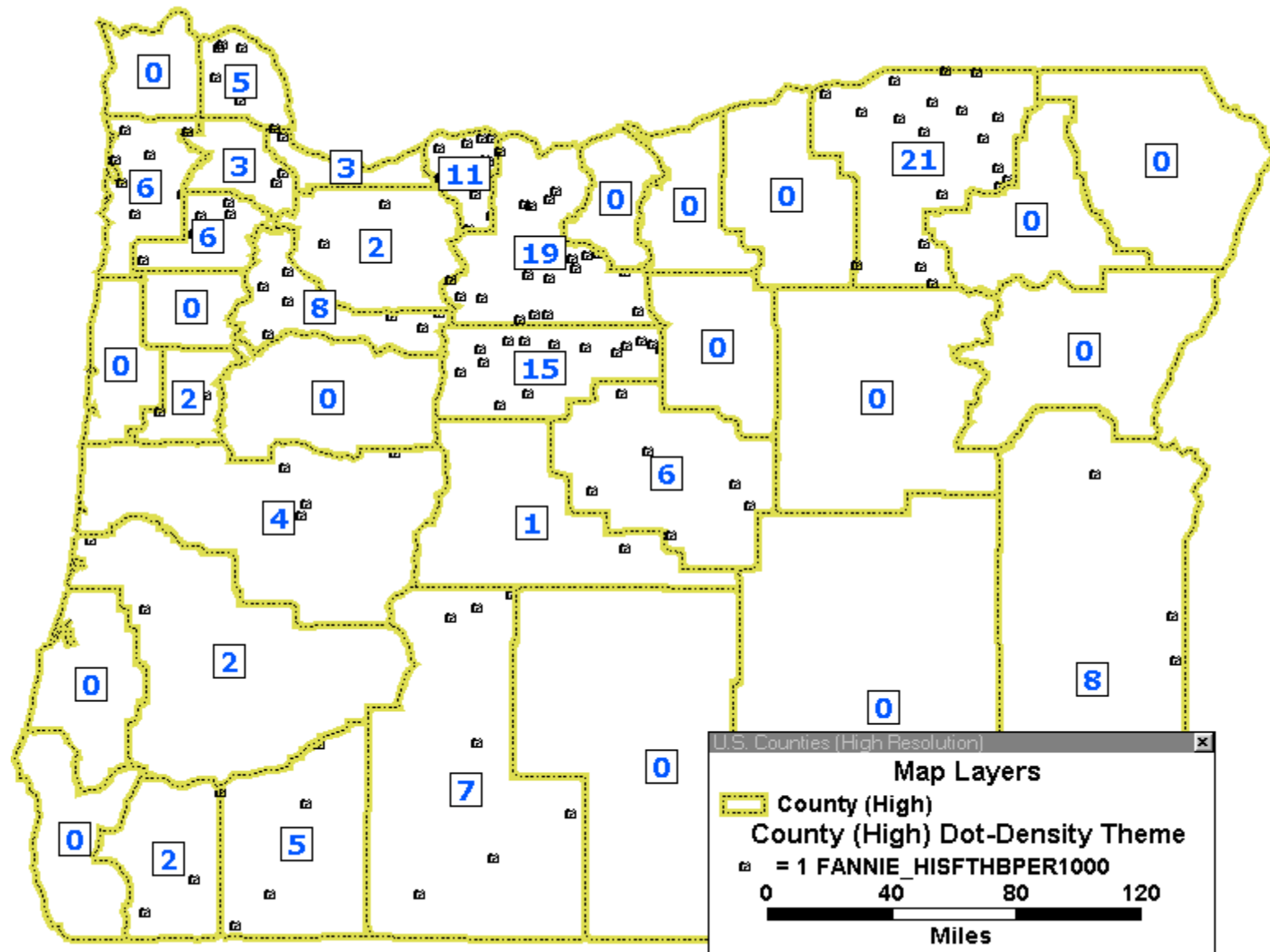
Census 2000: Oregon Statewide Hispanic Homeownership
Rate is 37%



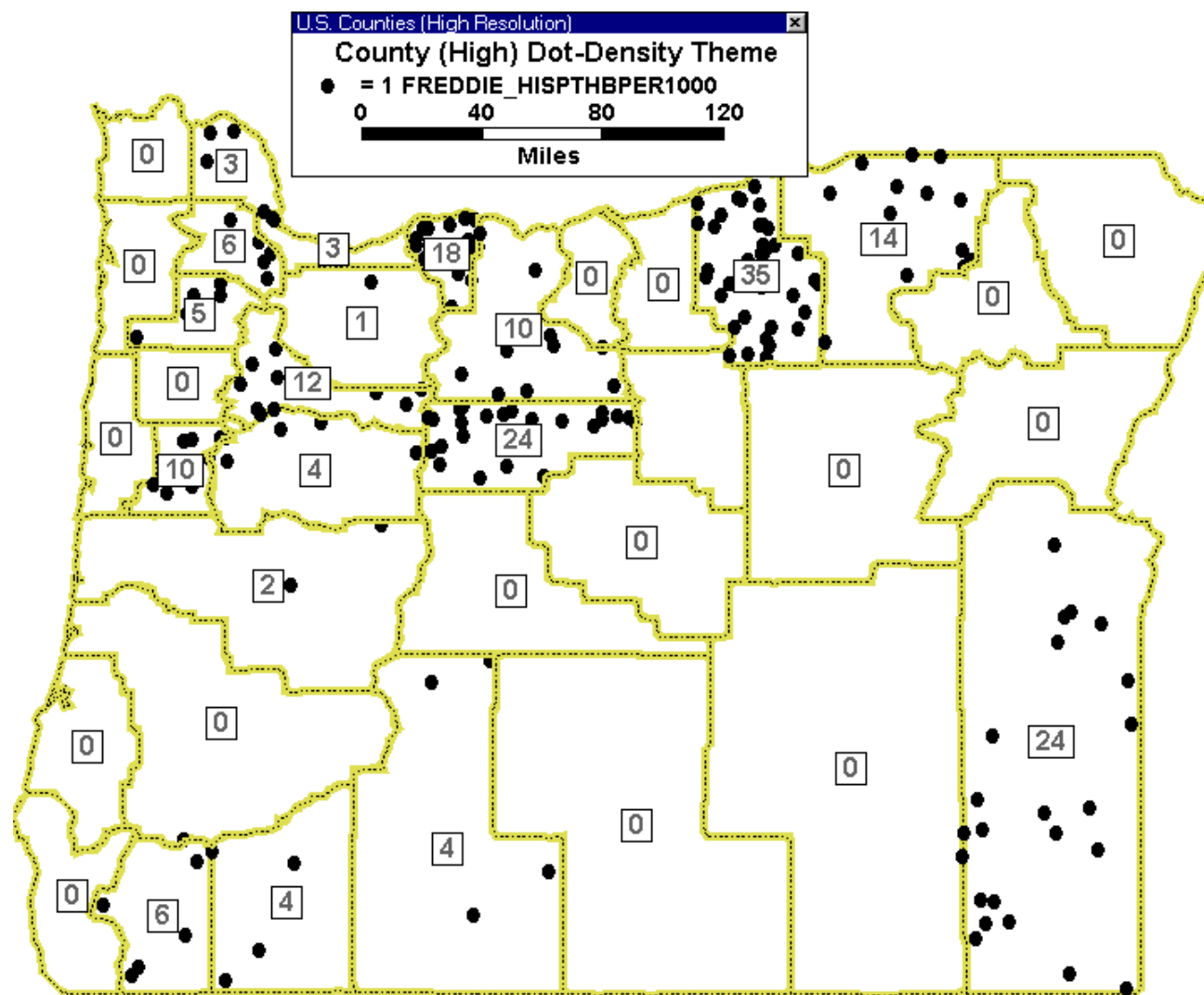
Census 2000: Oregon Statewide Gap Between Whites and Hispanic Homeownership Rates is 80%



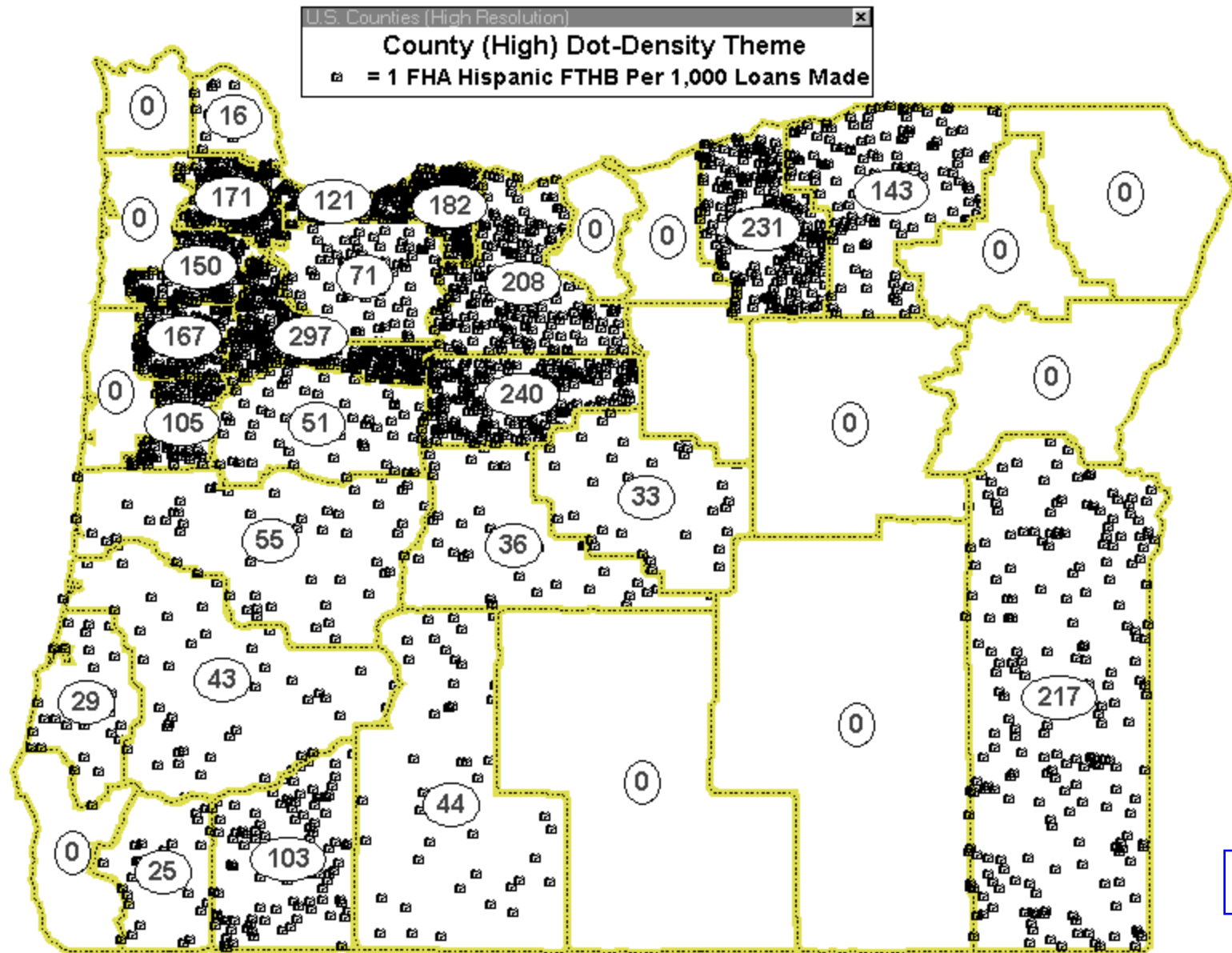
**Fannie Mae Rate of Hispanic First Time Homebuyer Loans Per 1,000 Loans Made
(Statewide Total was 3 per 1,000 loans)**



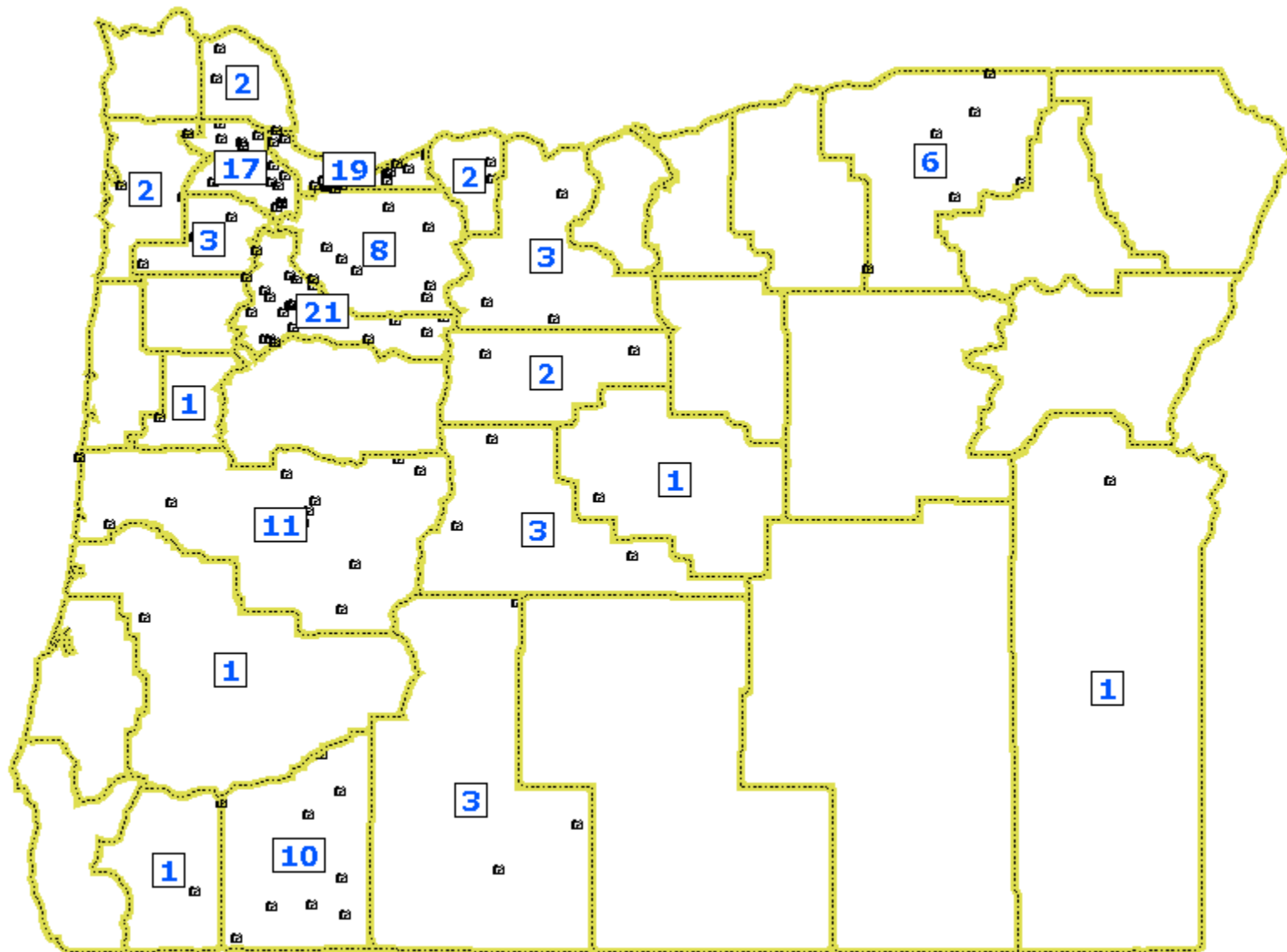
**Freddie Mac Rate of First Time Hispanic Homebuyer Loans Per 1,000
Loans Made (Statewide Total was 4 per 1,000 loans)**



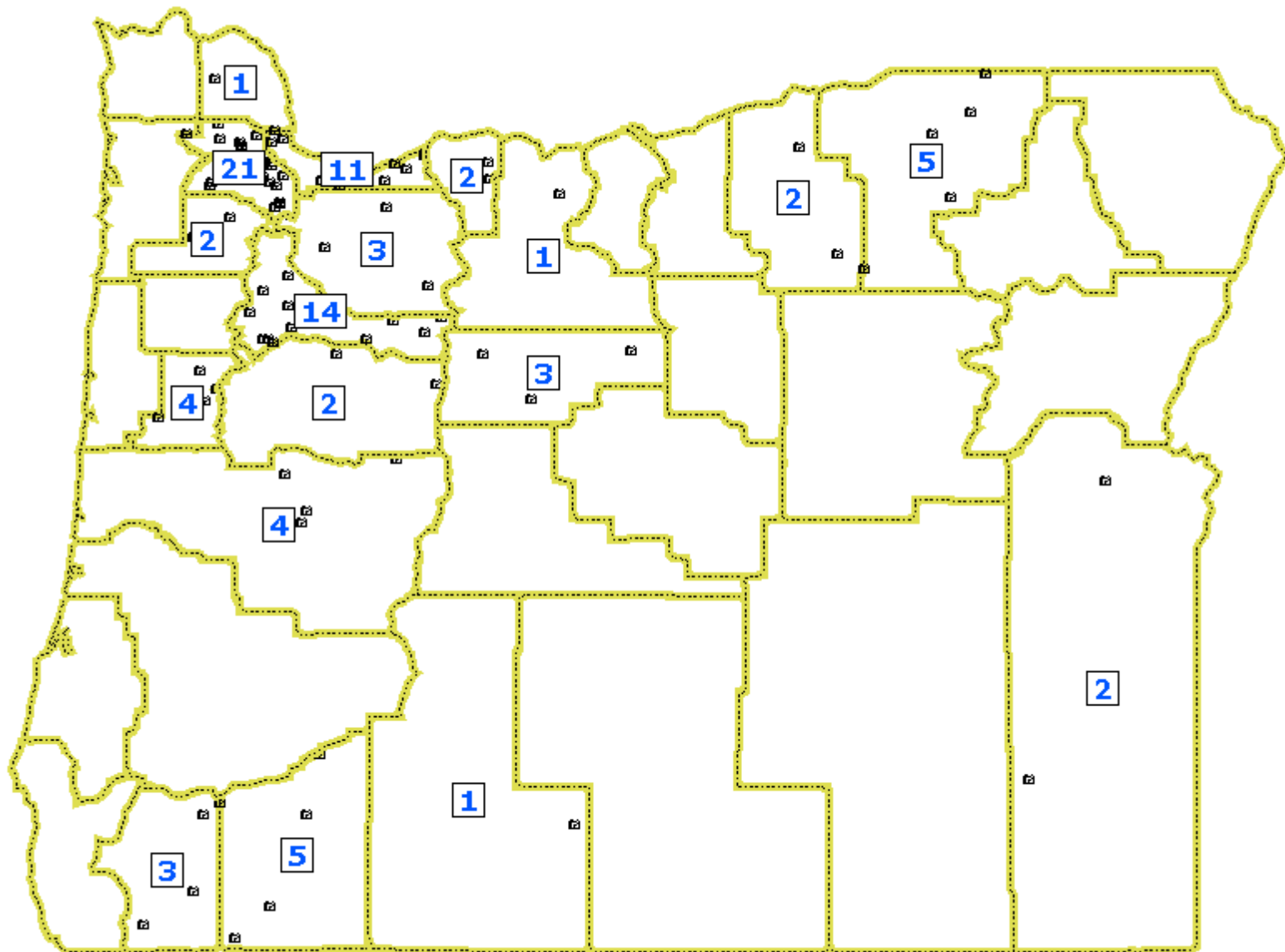
2000: HUD's FHA Rate of First Time Hispanic Homebuyer Loans Per 1,000 Loans Made by County (Statewide Total was 130 per 1,000 loans)



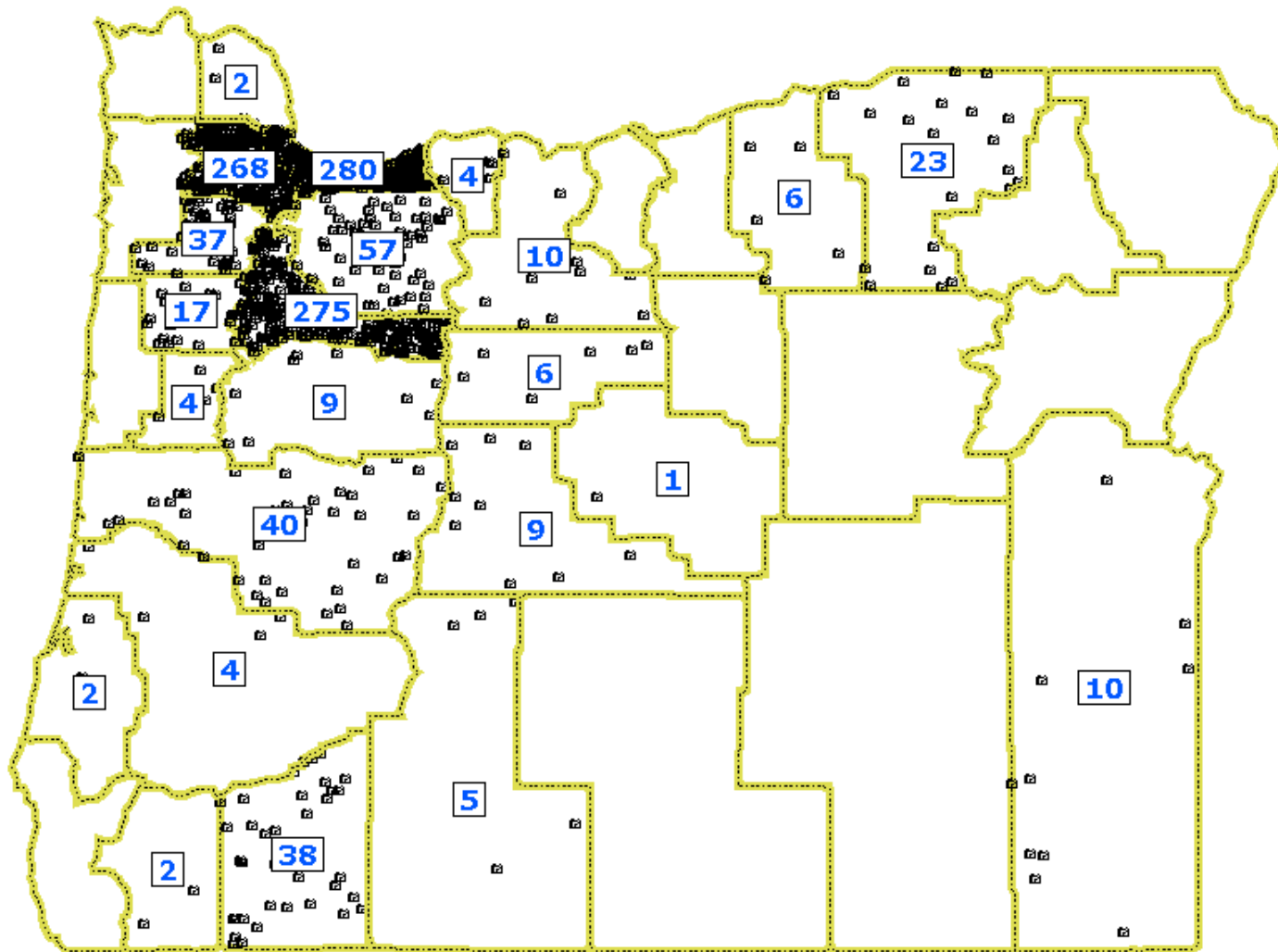
In 2000 Fannie Mae Purchased 117 Hispanic First Time Homebuyer Loans Out of the 33,628 Total Loans they Purchased in Oregon.



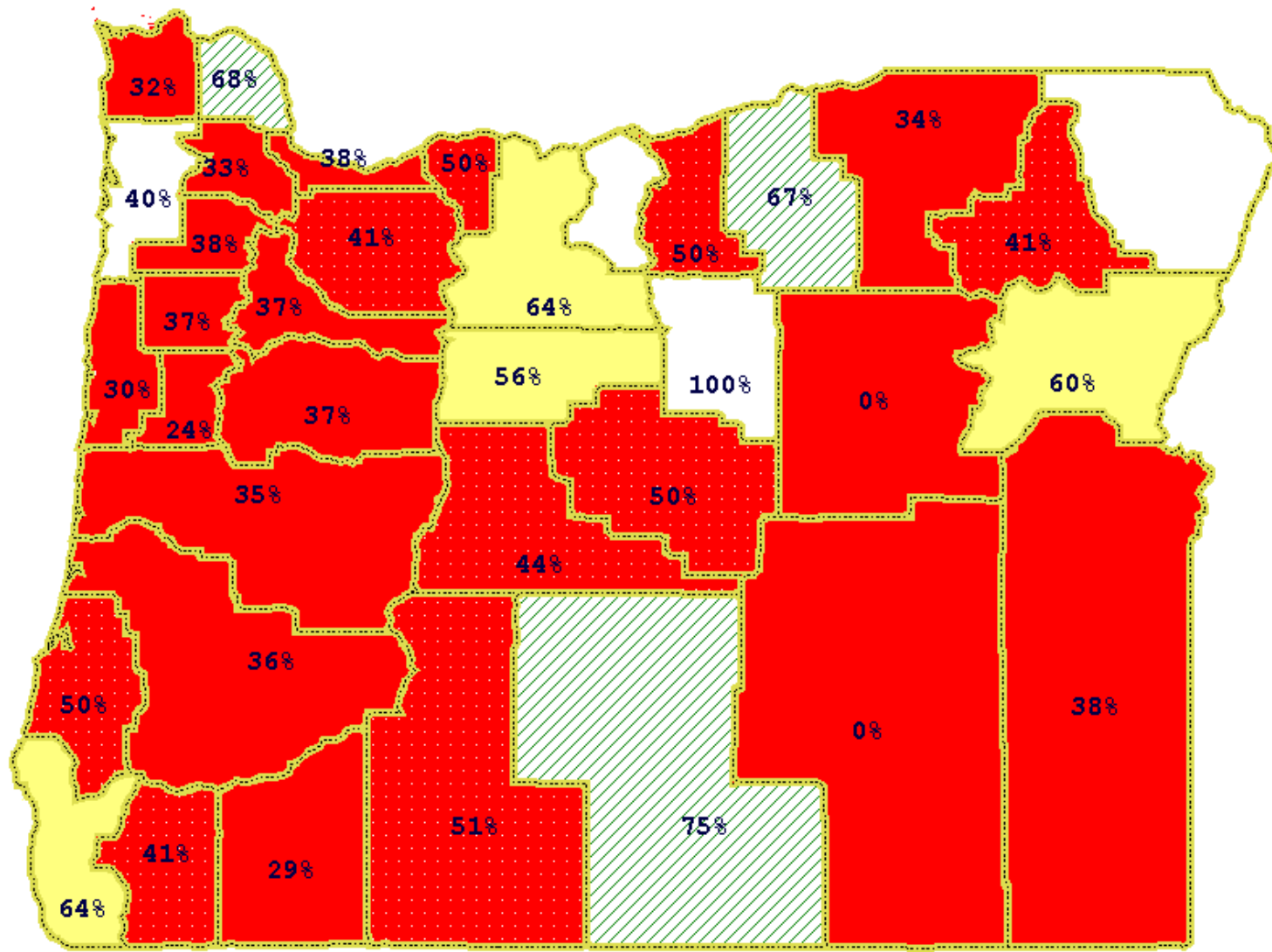
In 2000 Freddie Mac Purchased 87 Hispanic First Time Homebuyer Loans Out of the 21,788 Total Loans they Purchased in Oregon.



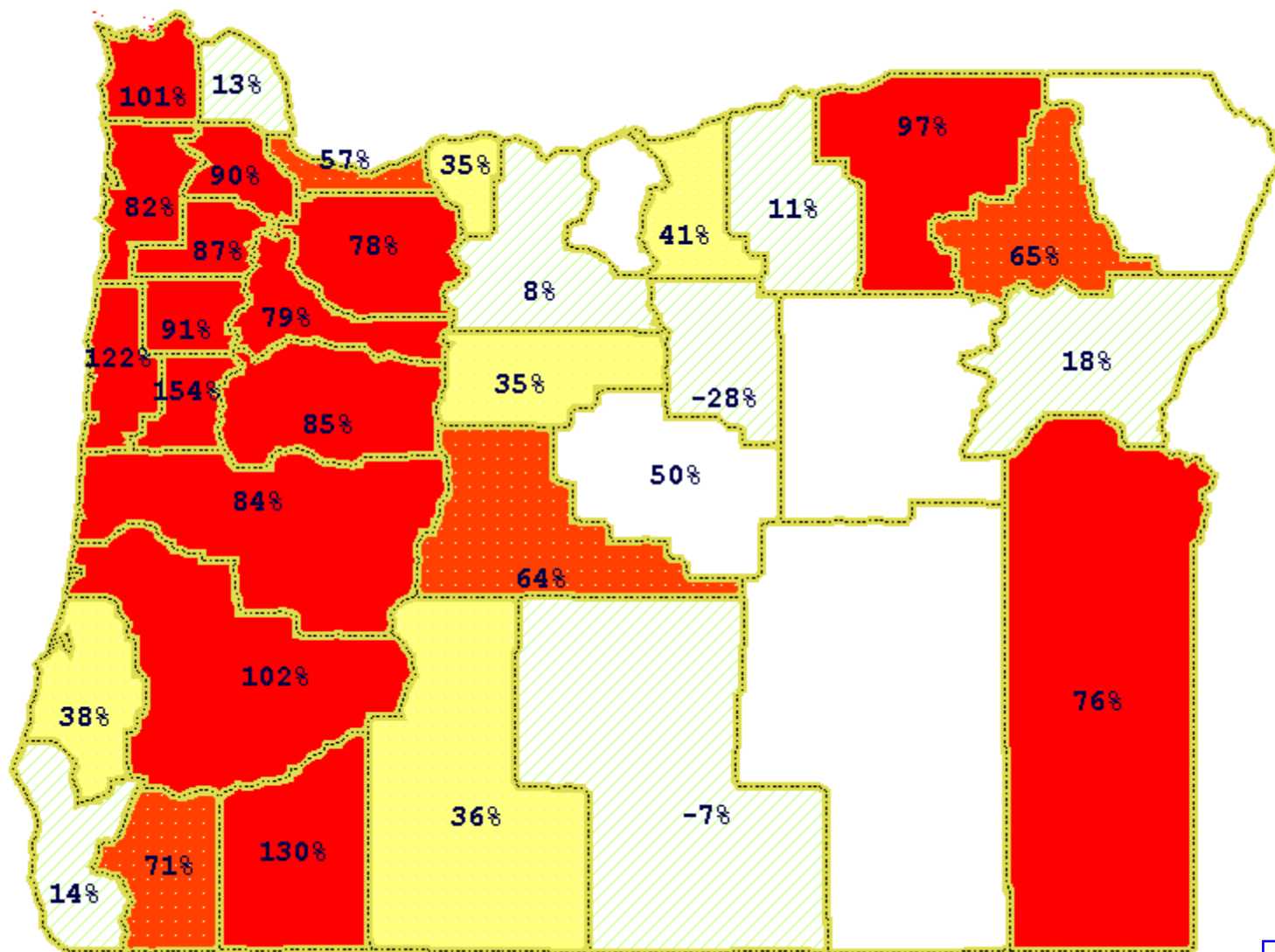
In 2000, HUD's FHA Made 1,109 Hispanic First Time Homebuyer Loans
Out of the 8,513 Loans it Made in Oregon.



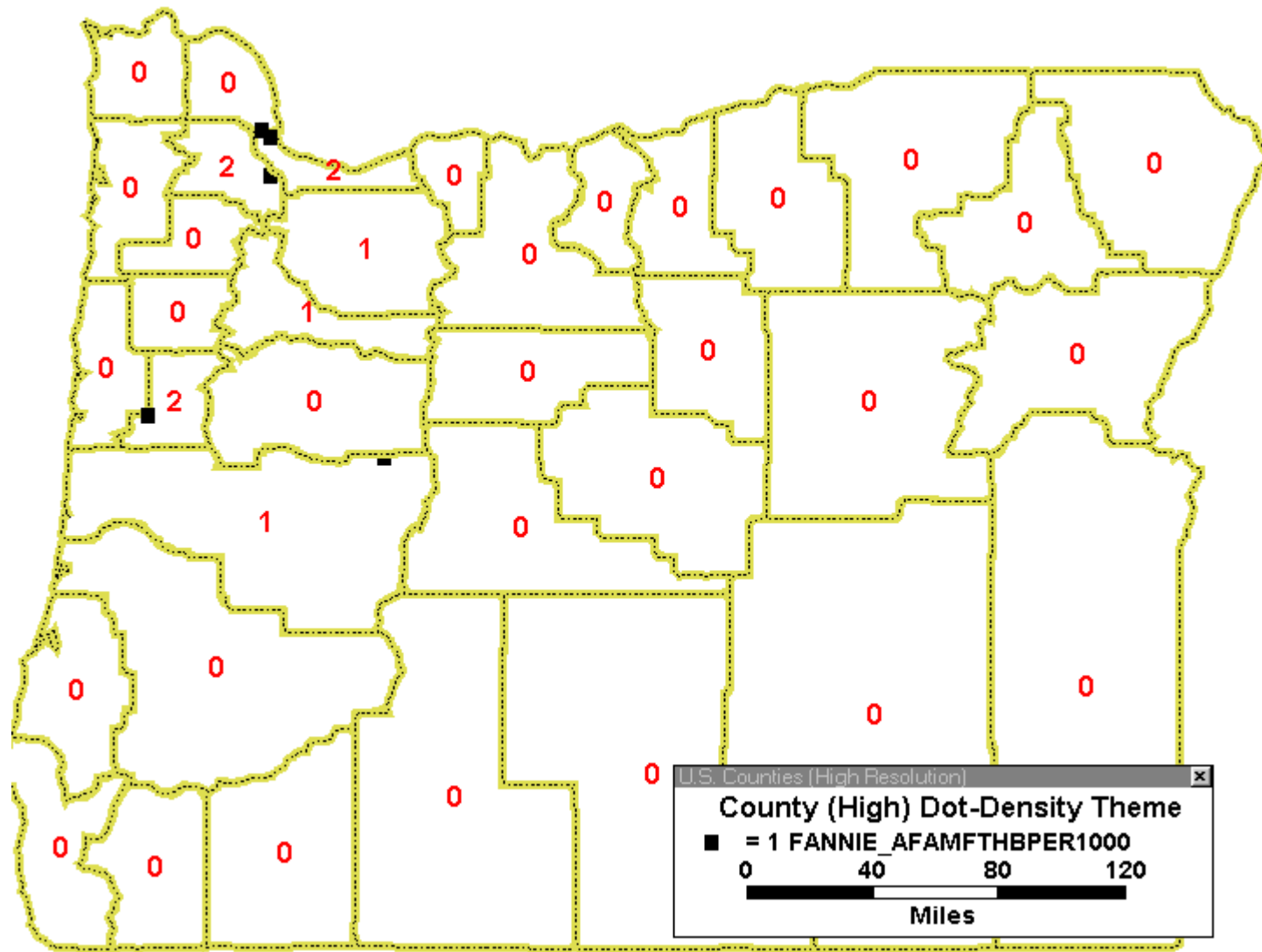
Census 2000: Oregon African American Homeownership
Rate is 37.4%



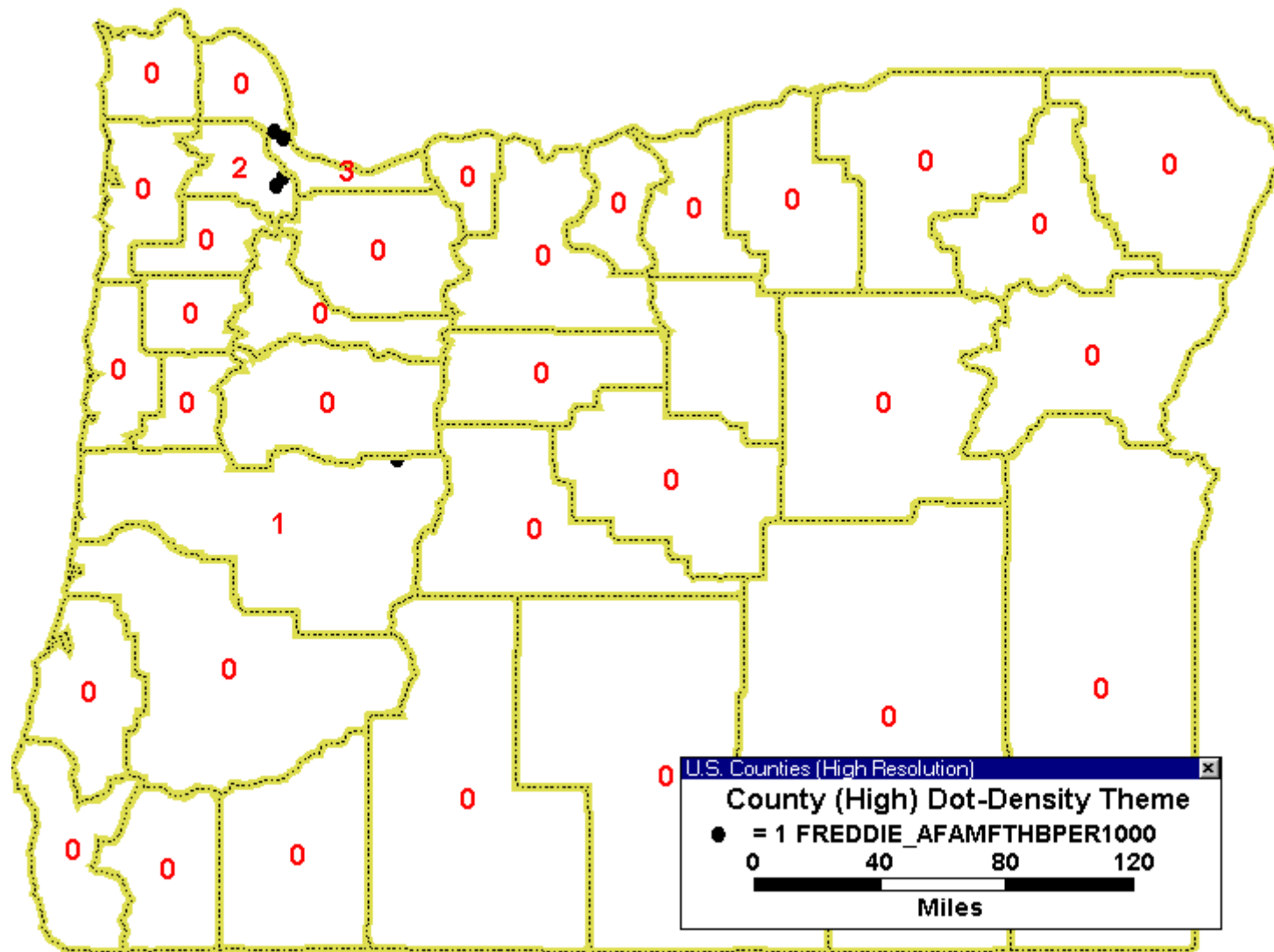
Census 2000: Oregon Statewide Gap Between Whites and
African American Homeownership is 77%



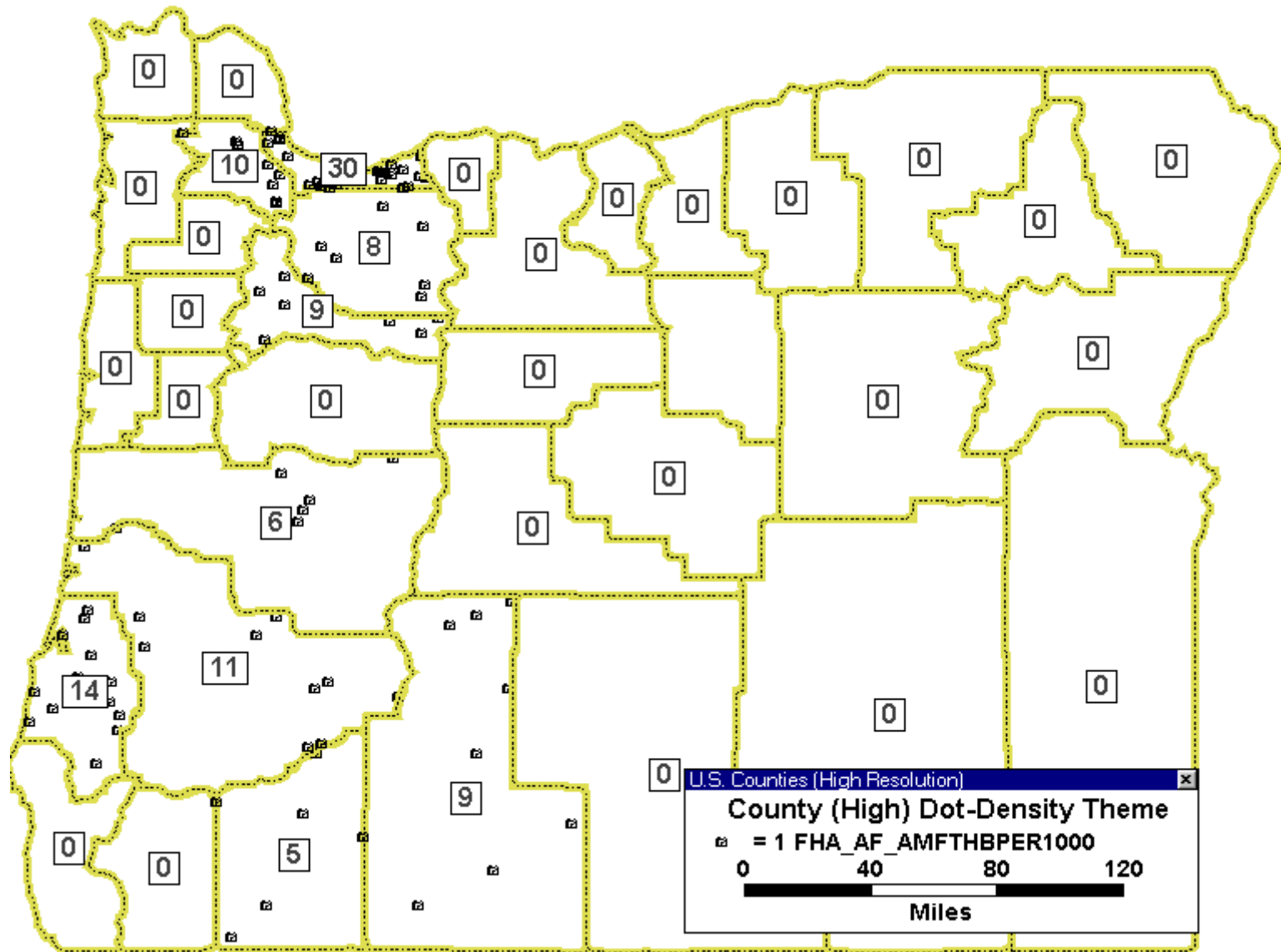
Fannie Mae Rate of African American First Time Homebuyer Loans Per 1,000
(Statewide Total was 1 per 1,000 loans)



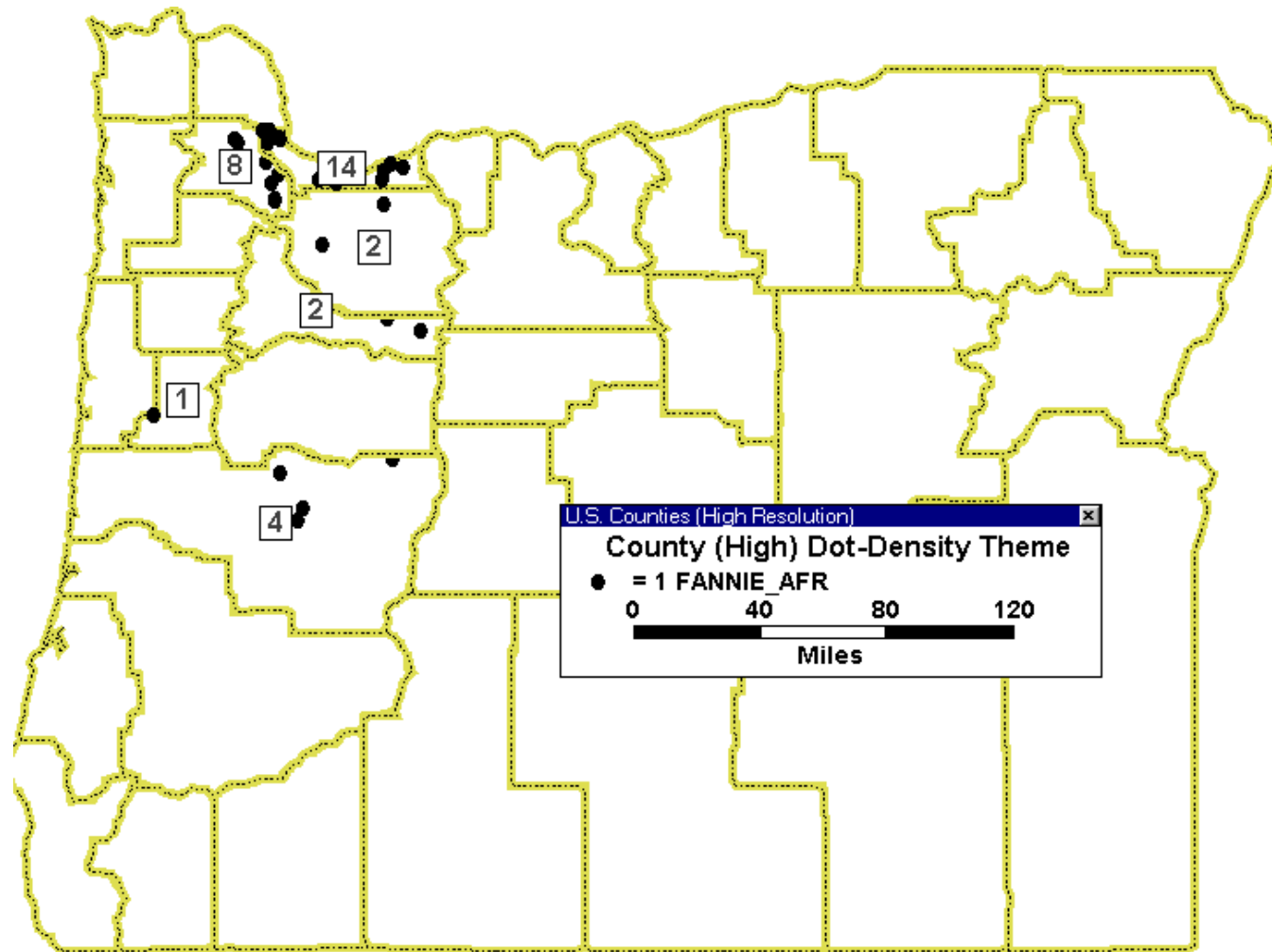
Freddie Mac Rate of Time African American First Time Homebuyer Loans Per 1,000
(Statewide Total was 1 per 1,000 loans)



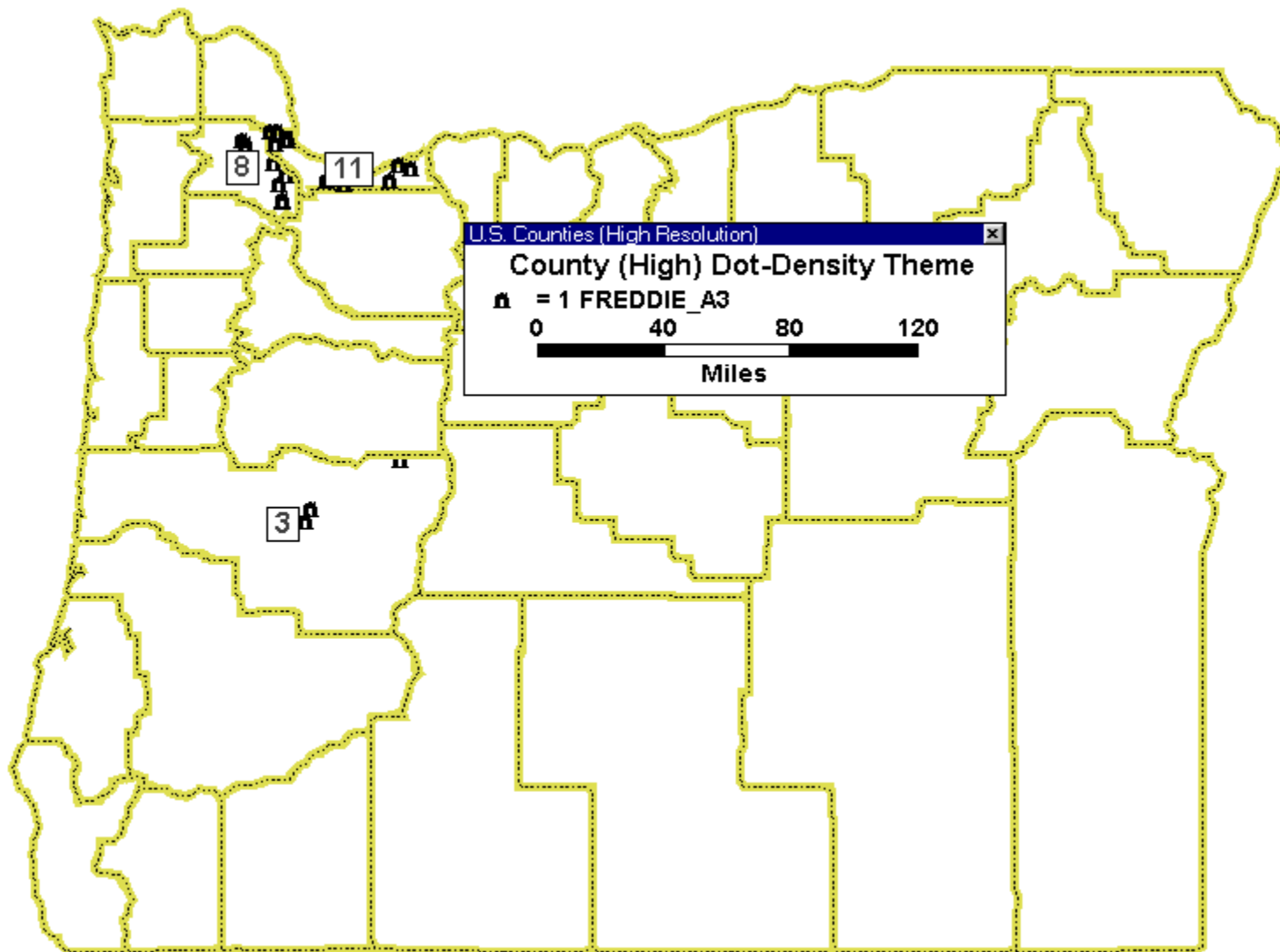
**FHA Rate of African American First Time First Time Homebuyer
Loans Per 1,000**
(Statewide Total was 13 per 1,000 loans)



In 2000, Fannie Mae purchased 31 African American First Time Homebuyer Loans Out of the 33,628 Loans it Purchased in Oregon.



In 2000 Freddie Mac Purchased 22 African American First Time Homebuyer Loans Out of the 21,788 Total Loans they Purchased in Oregon.



2000: HUD' FHA Made 109 African American First Time Homebuyer Loans out of the 8,513 Loans it Made in Oregon

